117.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,046,300 / 1,046,300
					USE VALUE:	1,046,300 / 1,046,300
					ASSESSED:	1,046,300 / 1,046,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COYLE KEVIN & MELISSA
Owner 2:	
Owner 3:	
Street 1:	83 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER CONSTRUCTION LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 9,311 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Vinyl Exterior and 2857 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9311.000	556,800		489,500	1,046,300
Total Card	0.214	556,800		489,500	1,046,300
Total Parcel	0.214	556,800		489,500	1,046,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.26 | /Parcel: 366.2

Legal Description

User Acct 75206

GIS Ref

GIS Ref

Insp Date 02/04/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 117.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	556,800	0	9,311.	489,500	1,046,300	1,046,300	Year End Roll	12/18/2019
2019	101	FV	259,100	0	10,447.	506,100	765,200	765,200	Year End Roll	1/3/2019
2018	101	FV	259,100	0	10,447.	388,700	647,800	647,800	Year End Roll	12/20/2017
2017	101	FV	259,100	0	9,600.	354,000	613,100	613,100	Year End Roll	1/3/2017
2016	101	FV	259,100	0	9,600.	325,700	584,800	584,800	Year End	1/4/2016
2015	101	FV	248,800	0	9,600.	304,400	553,200	553,200	Year End Roll	12/11/2014
2014	101	FV	248,800	0	9,600.	280,400	529,200	529,200	Year End Roll	12/16/2013
2013	101	FV	248,800	0	9,600.	280,400	529,200	529,200		12/13/2012

!9077!

PRINT

Date	Time
12/10/20	23:35:42

LAST REV

Date	Time
06/27/19	08:56:55
danam	
9077	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER CONSTRUC	72185-90	1	1/31/2019		1,073,334	No	No		See plan 384 of 2018 for lot size
INNELLA VICTORI	70140-165		10/27/2017	Change>Sale	540,000	No	No		12/18/2017 WPA FORM 5 BK 70400 PG 40.
INNELLA VICTORI	46170-412		9/28/2005	Family	1	No	No		
BEVILACQUA BEVE	28897-53		7/20/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2018	85	Heat App	9,098	C				
11/22/2017	1561	Addition	251,920	O				
9/27/2002	786	Redo Kit	30,000	O		G4	GR FY04	REMODEL KITCHEN-BA
6/19/2001	413	Siding	23,400	C				VINYL SIDING/TRIM
11/22/2000	909	New Wind	17,472	C				11 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2019	Info Fm DEED	DGM	D Mann
2/4/2019	Meas/Inspect	DGM	D Mann
9/14/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Meas/Inspect	372	PATRIOT
12/5/2001	External Ins	PM	Peter M
2/9/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75206
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9311		Sq. Ft.	Site		0	70.	0.75	6									489,531						489,500	

Total AC/HA: 0.21375 | Total SF/SM: 9311 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 489,531 | Spl Credit | Total: 489,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19945049
Const Adj.:	0.99742496
Adj $ / SQ:	161.509
Other Features:	129752
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557933
Depreciation:	1116
Depreciated Total:	556817

COMMENTS

For area adjustment see Book: 20102 Page :340.
Also plan (registered land) C# 185793 Book 1059 Page 43, Dothan St filed 7/12/1989.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	
Totals			
0			

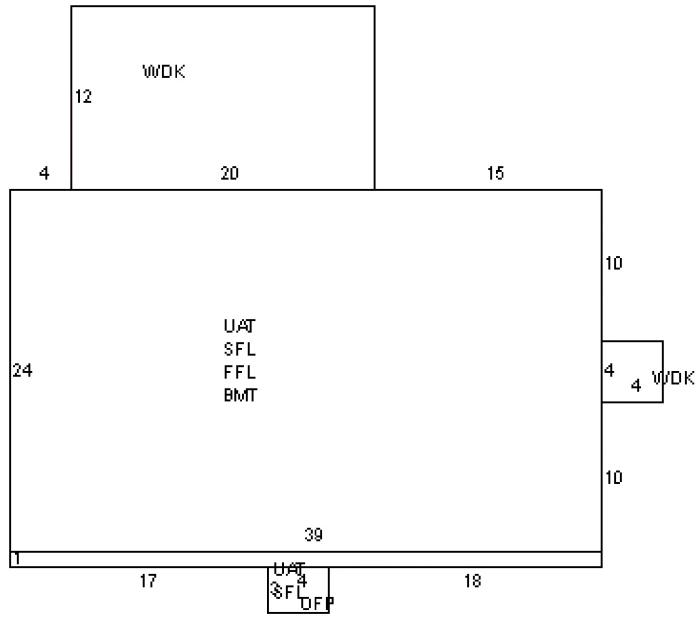
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	161.51
Special Features:	0	Val/Su Net:	165.76
Final Total:	556800	Val/Su SzAd	291.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	975	161.510	157,471
BMT	Basement	936	92.060	86,168
FFL	First Floor	936	161.510	151,172
WDK	Deck	256	9.880	2,529
UAT	Upper Attic	244	124.360	30,313
OFP	Open Porch	12	43.890	527

Net Sketched Area:	3,359	Total:	
Size Ad	1911	Gross Are	7610	FinArea	2857
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	